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D. F. NICHOLS, ET AL

GRANTORS

TO

WARRANTY DEED

JAMES G. DAVIS, JR., ET UX

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, D. F. Nichols, William A. Nichols, Sr., Louie H. Nichols, D. Milton Nichols and Sandra Nichols Shassere, do hereby sell, convey and warrant unto James G. Davis, Jr., and wife, Emily D. Davis, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

A 36.29 Acre Tract in part of the Southeast Quarter of Section 26; Township 1 South; Range 6 West; DeSoto County, Mississippi, being more particularly described as BEGINNING at the recognized southeast corner of Section 26; Township 1 South; Range 6 West, said point being at the intersection of Hacks Cross Road and Goodman Road; thence west 40.0 feet along the centerline of Goodman Road to the point of beginning of the following tract: thence north 89 degrees 59' west 863.53 feet along the centerline of Goodman Road to a point; thence north 0 degrees 03' west 300.17 feet to a point; thence north 89 degrees 50' west 419.85 feet to a point in the west line of the Nichols tract; thence 0 degrees 08' east 1029.66 feet along an existing fence line to the northwest corner of the Nichols tract; thence south 89 degrees 35' east 1289.74 feet along an existing hedge row to a point in the west right of way of Hacks Cross Road (80 feet wide); thence south 0 degrees 22' west 1282.11 feet along the west right of way of Hacks Cross Road to a point; thence south 0 degrees 22' west 40.0 feet to the point of beginning and containing 36.29 acres more or less and including any right of way for Goodman Road. All bearings are magnetic.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and to rights-of-way and easements for public roads and public utilities.

Taxes for the year 1988 are to be prorated and possession is to be given with delivery of this Deed.

By way of explanation, Vea F. Nichols, wife of D. F. Nichols, joins in this Warranty Deed to convey any and all homestead rights she may have in the hereinabove described property.

WITNESS OUR SIGNATURES, this the 6th day of May, 1988.

D. F. Nichols
D. F. NICHOLS

Vea F. Nichols
VEA F. NICHOLS

William A. Nichols Sr.
WILLIAM A. NICHOLS, SR.

Louie H. Nichols
LOUIE H. NICHOLS

D. Milton Nichols
D. MILTON NICHOLS

Sandra Nichols Shassere
SANDRA NICHOLS SHASSERE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, D. F. NICHOLS, VEA F. NICHOLS, WILLIAM A. NICHOLS, SR., LOUIE H. NICHOLS, and D. MILTON NICHOLS, who being by me first duly sworn, stated on their oath that they signed and delivered the above and foregoing WARRANTY DEED and that the matters and things contained therein are true and correct as therein stated.

Given under my hand this the 6th day of May, 1988.

Jessie M. Turner (Seal)
NOTARY PUBLIC

My Commission Expires:
January 26, 1992

STATE OF *Mississippi*
COUNTY OF *Desoto*

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, SANDRA NICHOLS SHASSERE, who being by me first duly sworn, stated on her oath that she signed and delivered the above and foregoing WARRANTY DEED and that the matters and things contained therein are true and correct as therein stated.

Given under my hand this the 6th day of May, 1988.

Jessie M. Turner (Seal)
NOTARY PUBLIC

My Commission Expires:
January 26, 1992

Grantors' Address and Telephone Number:

D. F. Nichols and wife, Vea F. Nichols, 10790 Goodman Road, Olive Branch, Mississippi 38654; (601) 895-5440
William A. Nichols, Sr., 3724 Bethel Road, Olive Branch, Mississippi, 38654 (601) 895-5457
Louie H. Nichols, 4500 Gwyck, Olive Branch, Mississippi 38654 (601) 895-2178
D. Milton Nichols, 9589 E. Goodman Ave., Olive Branch, Mississippi 38654 (601) 895-2718
Sandra Nichols Shassere, P. O. Box 268, Norris, TN 37828
(615) 494-0549

Grantees' Addresses and Telephone Numbers:

James G. Davis, Jr., and wife, Emily D. Davis, 4830 Fleetgrove, Memphis, Tennessee 38117 (901) 767-0340

Please Record and Return to: Hugh H. Armistead, Attorney at Law, P. O. Box 609, Olive Branch, MS 38654 (601) 895-4844